

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

March 17, 2022

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Matt Beekman, Erika Durrer, Perfecto Munoz, Thomas Maring, Wayne Pacheco

Absent: Kenneth Buehner, Lars Willerup, Wayne Zipser

Staff Present: The following Planning & Community Development staff were present: Angela Freitas, Director; Kristin Doud, Principal Planner; Kristen Anaya, Assistant Planner; Avleen Aujla, Assistant Planner; and Casse White, Planning Commission Clerk. The following Stanislaus County staff were also present: Todd James, Deputy County Counsel; Danny Mauricio, Assistant Engineer/Surveyor, Department of Public Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – None.
4. **MINUTES**
 - A. February 17, 2022 – No action taken due to the lack of quorum.
5. **CORRESPONDENCE** – None.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (* - Consent Items)**
Commissioner Munoz informed the public of the consent items and procedure.

* CONSENT ITEMS

- *A. **PARCEL MAP APPLICATION NO. PLN2021-0053 – SCHLEGEL** – Request to subdivide a 20± acre parcel into two 5± acres parcels and a 10± acre remainder in the General Agriculture (A-2-5) zoning district. The project site is located on 16636 Morrison Road, between Morrison and Frymire Roads, north of the Stanislaus River, in the Knights Ferry area. The Planning Commission will consider finding that no further analysis is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 (Consistency with a General Plan or Zoning Ordinance for which an EIR was prepared) and that the

project is CEQA Exempt under CEQA Guidelines Section 15061 (Common Sense Exemption). APN: 002-034-044.

Staff Report: Avleen K. Aujla, Assistant Planner, Recommends **APPROVAL**.
Maring/Pacheco (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

NON-CONSENT ITEMS

- B. TENTATIVE PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2021-0066 – O’ROARK** – Request to subdivide a 30.17± acre parcel into three 10± acre parcels in the General Agriculture (A-2-10) zoning district. The request includes an Exception to the Subdivision Ordinance to allow Proposed Parcel 3 to take access from River Road by a 30-foot-wide access easement. The project site is located at 5535 River Road, between Sawyer and Cleveland Avenues, in the Oakdale area. The Planning Commission will consider adoption of a California Environmental Quality Act Negative Declaration for this project. APN: 006-009-053.
Staff Report: Kristen Anaya, Assistant Planner, Recommends **APPROVAL**.
Public hearing opened.
OPPOSITION: None.
FAVOR: Richard O’Roark, applicant.
Public hearing closed.
Durrer/Pachecho (5/0) **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

8. OTHER MATTERS (NOT PUBLIC HEARINGS) – None.

9. REPORT OF THE PLANNING DIRECTOR

BOARD OF SUPERVISORS ACTIONS

March 1, 2022: Approved to set the Public Hearing on March 15, 2022 to consider the Planning Commission’s Recommendation of Denial of Salida Community Plan Development Plan Application No. PLN2019-0079 – Cal Sierra Financial, Inc., a Request to Approve a Development Plan to Allow for Development of a Convenience Store/Community Market, Gas Station, Restaurant, Retail Building, and Mini-Storage Facility to be Developed on Approximately Four Acres of a 9.6 Acre Site with a General Plan and Salida Community Plan Designation of Commercial and Zoning Designation of Salida Community Plan General Commercial (SCP-C-2), Located on Pirrone Road, on the East Side of the Pirrone Road and Hammett Road Intersection, East of Highway 99, in the Community of Salida.

March 8, 2022: No Planning Commission items on the agenda.

March 15, 2022: Denied, on a 3-1 vote, Salida Community Plan Development Plan Application Number PLN2019-0079 - Cal Sierra Financial, Inc.,

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

April 7, 2022: No items scheduled.

April 21, 2022: One Parcel Map in the Ceres area. One Use Permit in the Newman area. One Rezone in the Salida area.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR – None.

11. ADJOURNMENT

The meeting was adjourned at 6:11 p.m.

Signature on file.

Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete audio recordings and videos of the meeting are available from the Planning Department or on our website: <http://www.stancounty.com/planning/agenda/index.shtm>.)